

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33417

112113/114

Property Information

property address: 2600 S TEXAS AVE

legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 10, LOT 1

owner name/address: HEART OF TEXAS GOODWILL INDUSTRIES INC

916 E WACO DR
WACO, TX 76704-2264

full business name: SAME

land use category: Retail

type of business: thrift store

current zoning: C3

occupancy status: occup.

lot area (square feet): 10000

frontage along Texas Avenue (feet): 50

lot depth (feet): 200

sq. footage of building: 5776

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards

NO

NO

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1

type of buildings (specify): brick - metal

building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) chain fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: metal

overall condition (specify): Good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no

of available off-street spaces: 7-15

lot type: ☐ asphalt ☐ concrete ☒ other dirt

space sizes: sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: growth but needs improvement

Outside Storage

☒ yes ☐ no (specify) drugs on location
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

two lots - see R33418